

April 26, 2022

Jean Stolzman
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71 Columbia St, Ste 500
Seattle, WA 98104

Subject: Issaquah High School at 4221 228th Ave SE
Permit No. BLD21-00025

We have received and reviewed the above referenced project for conformance with the following codes, as adopted and amended by the State of Washington and the City of Issaquah:

2015 International Building Code (IBC)
2009 ICC A117.1 Accessible and Usable Buildings and Facilities (ICC)
2015 Washington State Energy Code (WSEC)
Issaquah Municipal Code

Basic Project Information

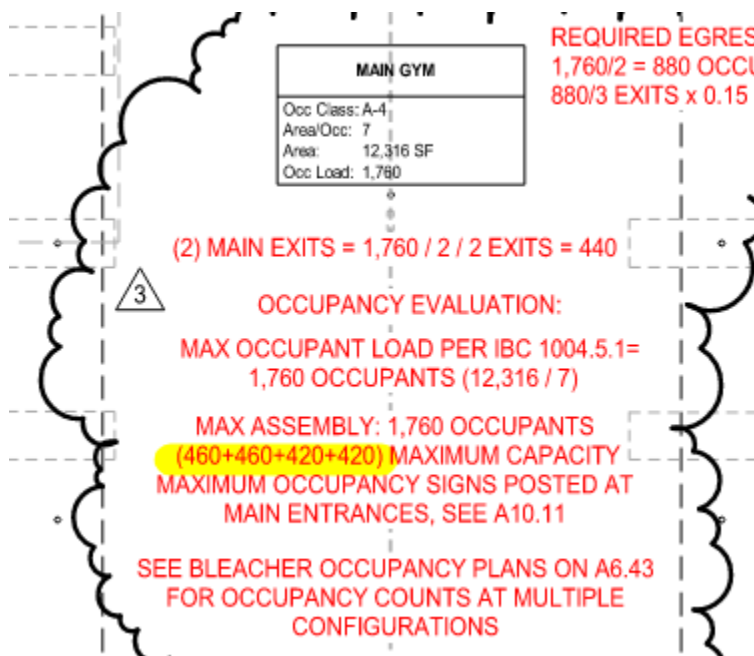
Valuation	\$100,000,000		Sprinkler type	NFPA-13
Code	2015 IBC		Occupant Load	8287
Gymnasium Building & Ticket Booth				
Type of Construction	IIA		1st story	40,469 s.f.
Occupancies	A-3, A-4, E, S-1, U		2nd story	20,259 s.f.
Evaluation	Nonseparated		3rd story	9,747 s.f.
Incidental	Laundry 1142		Total area	70,475 s.f.
Commons Building				
Type of Construction	IIB		1st story	41,348 s.f.
Occupancies	A-2, A-3, B, E, S-1		2nd story	28,021 s.f.
Evaluation	Separated		3rd story	23,870 s.f.
Accessory	S-1 (acc. to E)		Total area	93,239 s.f.
Incidental	labs – located on 2nd & 3rd floors, boiler room			
AMM	Incidental uses exceed 10% (at 2nd and 3rd floors only)			
AMM	Smoke control alternate for 3 story atrium with 1-hr top hat separation			
PAC Building				
Type of Construction	IIB		1st story	38,390 s.f.
Occupancies	A-1, E, S-1		2nd story	9,162 s.f.
Evaluation	Separated		3rd story	9,186 s.f.
Accessory	S-1		Total area	56,738 s.f.
Incidental	Furnace, boiler, labs			
Total Building Area: 220,452 s.f.				

Scope	High school including classrooms, library, gymnasium, two auxiliary gyms, weight room, performing arts center, career technical education (CTE) rooms, and supporting administrative spaces. The structure is provided with fire walls to create 3 separate buildings: Gymnasium Building, Commons Building, and PAC Building. The scope of the Gymnasium Building includes the ticket booth. Exterior spaces include canopies attached to the building and loading dock. Site work permits will include all components related to the track and athletic field as well as final grading and other structures and miscellaneous foundations and poles not addressed in the separate building permit for the parking structure.
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The comments listed below only apply to the documents submitted with your building permit application. Comments regarding land use and other permits are sent separately. Your mechanical and plumbing plans were reviewed separately by Rainbow Consulting and the structural review was performed by Reid Middleton; they have no additional comments. Please verify that all issues with other departments are resolved before submitting revised plans addressing our comments.

Nonstructural

1. It appears there is a minor typo on Sheet G2.01 regarding the occupant loads to exits at the Main Gym. Please confirm the highlighted text below should read (440+440+440+440).



Electrical Coordination

1. Unfortunately, Sheet E0.01 was not included in the submittal package; therefore, our previous comment remains:

Sheet E0.01 provides a summary of the elements on standby and emergency power as required by per IBC 2702.2. Please update the wording to specifically state “emergency

voice/alarm communication system” verses “voice alarm system” since this is a very specific requirement.

Structural Coordination

1. IBC 1705.13.1 outlines specific requirements for testing for seismic resistance for structural steel. Please indicate where this is called for on the drawings.

The above comments should be responded to in itemized letter form by the applicant and revisions should be clearly indicated and clouded. Submit revisions directly to the City of Issaquah. Permit applications will expire 18 months following the date of application or they may be canceled for inactivity per IMC 16.04.010 Section 105.3. The city may deem an application inactive if the applicant fails to appropriately respond within 90 days to written requests to submit revisions, corrections, and/or additional information. If you have any questions or require additional clarification on any of the items contained in this letter, please contact me directly at 425-255-3099.

Sincerely,
KOLKE CONSULTING GROUP, INC.



Crystal Kolke, CBO
Senior Code Specialist

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